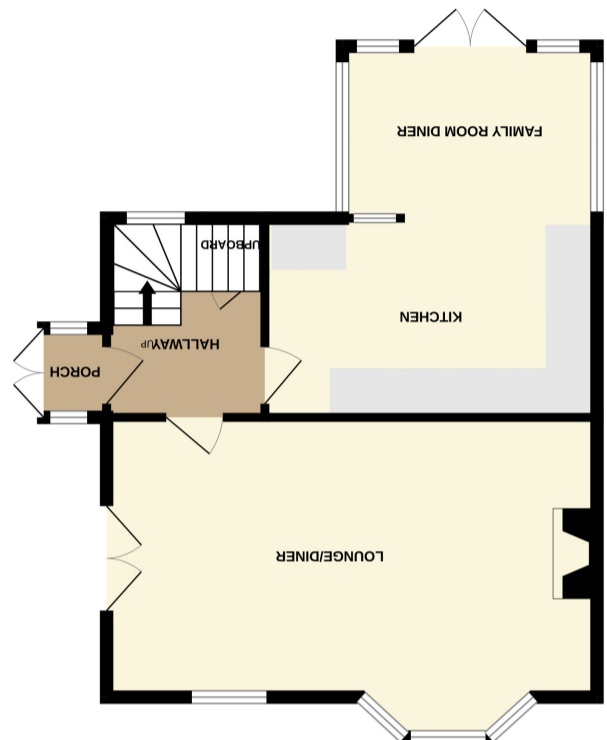
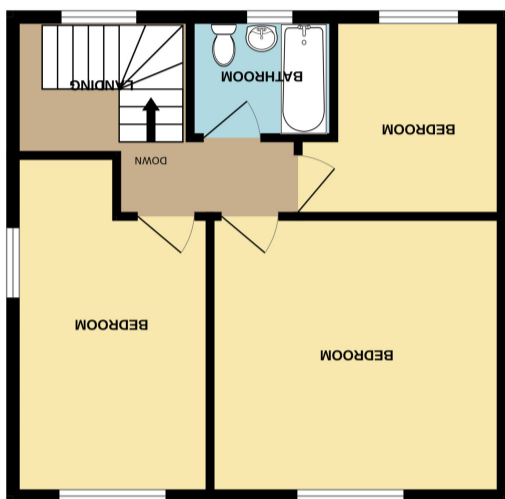


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 1009 sq.ft. (93.8 sq.m.) approx. Made with Metropix ©2023

England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	62
Potential	80





PORCH

3' 9" x 2' 4" (1.14m x 0.71m)

HALLWAY

7' 4" x 5' 10" (2.24m x 1.78m) Laminate flooring, Under-stairs storage cupboard, Ceiling light fitting, Doors to living room and kitchen/dining.

LIVING ROOM

22' 3" x 14' 10" (6.78m x 4.52m) Amazing space with plenty of natural light afforded by the large double-glazed bay window with lead border panels, Double-glazed French doors to front aspect, Feature gas fireplace with marble surround, Carpet to flooring, Radiator, Ceiling light fittings,



KITCHEN/DINING

17' 5" x 14' 2" (5.31m x 4.32m) Kitchen area is fully equipped with stainless steel gas range cooker, Chimney range hood, tiled splashbacks, Integrated microwave, Space for washing machine and dishwasher, Under cabinet lighting, Ceiling spot light fittings, One and a half stainless steel sink with chrome mixer tap, Ceramic tiling to floor. Dining area with views across the rear garden. Ceramic floor tiles, Ceiling light fittings, Plenty of worktop space and base drawers. Space for American-style fridge/freezer plus under-counter wine fridge, Double glazed windows and French doors with attractive stained glass windows and lead border panels.



UPPER HALLWAY

8' 2" x 2' 8" (2.49m x 0.81m) Benefitting from large double-glazed window with lead boarder panel, allowing for a bright and light hallway. Carpeted stairs, Modern timber framed with glass panels to staircase.

BEDROOM ONE

11' 10" x 12' 4" (3.61m x 3.76m) Spacious double bedroom with plenty of natural light flowing through. Carpeted flooring, Radiator, Ceiling light fitting, Built-in louvre doors storage cupboard, Double-glazed windows with lead border panels.

BEDROOM TWO

12' 4" x 8' 4" (3.76m x 2.54m) + 3' 2" Dressing Area. Spacious double with laminate flooring, Radiator, Double-glazed windows with lead border panels.

BEDROOM THREE

8' 9" x 7' 5" (2.67m x 2.26m) Oak effect laminate flooring, Radiator, Ceiling light fitting, Double glazed windows with lead border panels.

BATHROOM

6' 3" x 5' 6" (1.91m x 1.68m) Three piece bath suite comprising of: Bath with mixer taps and hand held shower, Basin to vanity unit, WC, Double-glazed window with lead border panel.

REAR GARDEN

Approximately 80ft - Tiles patio area, Large lawn area, Spacious decked area for outdoor entertaining, Large summer house with power, Storage shed, Garage at rear with access via double timber gates, Side access.

ADDITIONAL INFORMATION

Rochford Council Tax Band C
Garden - Approx. 80ft
Boiler - Serviced annually
Loft - Fully insulated and boarded
Windows - Installed throughout in 2018
Roof - Extension roof replaced in 2021
Summerhouse - Erected in 2019
Garage - Accessible via gates at rear
Enviro Vent

